Conservation / Recreation

- Developed, undeveloped and natural areas for passive and active recreation.
- Uses restricted to those permitted in the Floodplain (FP) zoning district or those that fall within the definition of a *Public Park*, per the UZO.















High Density Residential Urban 1

- A mixed-density residential district supporting converted single-family, Twofamily, townhouse and multi-family buildings
- Building Heights: 2 story minimum, 5-story maximum, 15-foot building step-back above 4 stories along Fowler Avenue
- Residential Density generally between 15.0 and 50.0 dwelling units/acre.
- Ground floors may contain residential lobbies and/or units.













High Density Residential Urban 2

- A more intense mixed-density residential district supporting primarily multi-family buildings
- Building Heights: 2-story minimum, 6-story maximum
- Residential Density generally between 50.0 and 120.0 dwelling units/acre.
- Ground floors may contain residential lobbies and/or units.















Downtown Edge

- A near-downtown urban periphery supporting commercial uses, dense residential uses and mixed-use environments.
- Building Heights: 2-story minimum, 4-story maximum
- Ground Floor: Retail, service, offices, residential lobbies, entertainment, restaurant, and institutional uses.
- Upper Floors: Residential, retail, service, office, entertainment, restaurant, and institutional uses.















Downtown Gateway

- An urban periphery supporting near-downtown commercial uses, dense residential uses and mixed-use environments.
- Building Heights: 2-story minimum, 7-story maximum, 15-foot building step-back above 4 stories along Fowler Avenue
- Ground Floor: Retail, service, offices, entertainment, restaurant, and institutional uses.
- Upper Floors: Residential, service, office, restaurant, and institutional uses.













Downtown Core

- An intense urban center providing downtown commercial uses, dense residential uses and mixed-use environments.
- Building Heights: 3-story minimum, maximum height as permitted by the Airport Overlay per the UZO, 15-foot building step-back above 4 stories along State Street
- Ground Floor: Retail, service, offices, residential lobbies, entertainment, restaurant, and institutional uses.
- Upper Floors: Residential, service, office, restaurant, and institutional uses.















